133.0	0007	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	960,100 / 960,100
					USE VALUE:	960,100 / 960,100
					ASSESSED:	960,100 / 960,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15	-17	TEMPLE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RYERSON HARRY R & CAROL A
Owner 2:	TRUSTEES--HARRY RYERSON TR
Owner 3:	
Street 1:	15 TEMPLE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,385 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Wood Shingle Exterior and 2710 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4385.000	463,700		496,400	960,100
Total Card	0.101	463,700		496,400	960,100
Total Parcel	0.101	463,700		496,400	960,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 354.28 | /Parcel: 354.2

Legal Description

User Acct

85785

GIS Ref

GIS Ref

Insp Date

11/14/08

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 133.0-0007-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	463,600	0	4,385.	496,400	960,000	960,000	Year End Roll	12/18/2019
2019	104	FV	359,600	0	4,385.	524,000	883,600	883,600	Year End Roll	1/3/2019
2018	104	FV	359,600	0	4,385.	386,100	745,700	745,700	Year End Roll	12/20/2017
2017	104	FV	336,900	0	4,385.	369,500	706,400	706,400	Year End Roll	1/3/2017
2016	104	FV	336,900	0	4,385.	342,000	678,900	678,900	Year End	1/4/2016
2015	104	FV	299,500	0	4,385.	286,800	586,300	586,300	Year End Roll	12/11/2014
2014	104	FV	299,500	0	4,385.	280,200	579,700	579,700	Year End Roll	12/16/2013
2013	104	FV	311,900	0	4,385.	267,000	578,900	578,900		12/13/2012

!10399!

PRINT

Date	Time
12/11/20	00:42:27

LAST REV

Date	Time
01/04/19	09:09:56

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10399

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RYERSON HARRY R	22870-178		1/29/1993		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/1/2016	1492	Redo Bat	10,000	C				
11/12/1992	595	Manual	5,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
11/14/2008	Meas/Inspect	189	PATRIOT
11/23/1999	Mailer Sent		
11/3/1999	Measured	264	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	85785
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4385		Sq. Ft.	Site		0	90.	1.26	10									496,395						496,400	

Total AC/HA: 0.10067 | Total SF/SM: 4385 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 496,395 | Spl Credit | Total: 496,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.08316827
Const Adj.:	1.00789928
Adj $ / SQ:	185.593
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	672010
Depreciation:	208323
Depreciated Total:	463687

COMMENTS

EST UAT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 11		BRs: 5			Baths: 2				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	5	2	
Totals			
2	11	5	

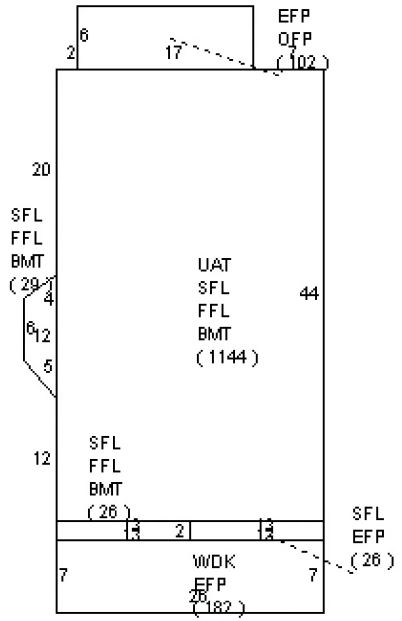
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	185.59
Special Features:	0	Val/Su Net:	102.98
Final Total:	463700	Val/Su SzAd	191.30

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,225	185.590	227,352
BMT	Basement	1,199	55.680	66,758
FFL	First Floor	1,199	185.590	222,526
EFP	Enclos Porch	310	36.290	11,250
UAT	Upper Attic	286	129.920	37,156
WDK	Deck	182	11.590	2,109
OFP	Open Porch	102	32.930	3,359
	Net Sketched Area:	4,503	Total:	570,510
Size Ad	2424	Gross Are	5361	FinArea 2710

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

133.0-0007-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	